



Surf Pines Breeze

Newsletter of the Surf Pines Association

July 2014 Vol. XX, No. 4

President's Comments

By Susan Holloway



Welcome to the wonderful summer at Surf Pines. The roads are ready for biking and walking. The park is ready for swinging and volleyball and of course, the picnic on Sunday, July 6 at 1 p.m. And the Board looks forward to greeting you at the Annual Meeting on August 2 at the Astoria Country Club.

This has been an active year for the Association Board of Directors. We are finishing the fiscal year on sound financial footing and have managed your assets well. We obtained Clear Title to the three acres of Manion property, continued to manage the overdue accounts to the benefit of the Association, and hired a land use attorney to guide us on roadway easements to ensure the best outcome for you.

Thank you for the excellent work done by our employees and volunteers: Debbie Eddy, Administrator, John Gates, Security and Maintenance, and Jeff Hall, the volunteer web manager and the *Breeze* editor. We refined job descriptions for Debbie and John and developed annual goals. Annual evaluations are planned, as well.

The Board began the year by signing the "Board Code of Conduct" and agreeing to live by a statement of "Guiding Principles," to achieve the goal of managing the Association for your benefit and to be open and transparent so that you feel a part of the decisions and actions. We will continue to work on this goal, as a large organization does not achieve these changes overnight.

I have been delighted to see the community express their views on important issues this year, especially as it related to coyote management, spraying of Association common areas, and Emergency Preparation. I hope that an increased number of you will stay involved ~ respecting differing points of view and volunteering to work with the Surf Pines Board to continue making Surf Pines a wonderful place to live.

I hope to see you at the July Picnic and at the Annual Meeting. It has been a pleasure to serve you this year.

Real Estate

The better weather and increased showing activity that we described last quarter has been productive. Since March, there have been three new sales of homes in Surf Pines:

89234 Manion Drive sold in May for \$665,000

89838 Ocean Rd. sold at the end of March for \$439,000 (full price)

98751 Sea Breeze sold in June for \$387,500.

If you are interested in being part of that activity, this is a great time to contact one of your Realtor neighbors for a market analysis on your home. We have buyers who are looking for very specific properties in Surf Pines and yours may be one of them.

There are currently three homes that are sale-pending in Surf Pines:

89615 Manion Dr. Asking price was \$ 220,000

90009 Manion Dr. Asking price was \$254,610

89584 Shady Pine Rd. Asking price was \$525,000

There are currently a whopping sixteen homes for sale in Surf Pines including:

89735 Surf Pines Landing Dr. New Listing \$445,000

89808 Surf Pines Landing Dr. \$339,000

89817 Sea Breeze Dr New listing \$330,900

89983 Manion Dr. Lakefront and Reduced \$399,000

89899 Manion Dr. \$489,000

89509 Manion Dr. \$402,681

89332 Manion Dr. \$739,000

89100 Manion Dr. \$795,000

89556 Shady Pine Rd. \$579,000

89617 Lakeside Ct. \$699,900

33293 Neacoxie Ln. \$699,000

89234 Manion Drive \$699,000

89224 Ocean Dr. \$869,000

90022 Ocean Dr. \$795,000

89604 Ocean Dr. \$499,000

89412 Ocean Dr. \$489,000

There are currently six lots for sale in Surf Pines ranging from \$119,000-\$410,000

For more detailed information on Surf Pines properties, please contact one of your Surf Pines neighbors in the business. You'll see our signs.

Security Corner

by John and Carol Gates



Summer has officially come to Surf Pines and Carol and I would like to welcome back all of our part-time residents. Along with the warmer weather comes more outside activity. This means more people using the roads for jogging, walking dogs and riding bikes. If you are driving please keep your speed at 25 mph or less and if

you are on foot please be courteous and walk on the side of the road and not down the middle. It takes an effort on all our parts to keep Surf Pines a safe place.

Security wise it has been fairly quiet. I would just like to put out a couple of reminders:

1. If you hear a neighbors house alarm, please give me a call right away, day or night. I would rather answer a false alarm in the middle of the night than miss a real one.

2. Please be aware of the wild life. Elk are bring their babies out now and they are very protective of them. It's fine to look from afar, but don't get close as they are very aggressive. Also there has been a cougar spotted on Manion. Coyote attacks have also been reported. So be aware of your surroundings and warn your children to never approach any wildlife.

3. The community has been working hard to make the park an enjoyable place to be, but there are still sand-spurs in places and also on the trails, so be sure you and your kids wear shoes when walking .

If you need assistance with yard care or house maintenance give me a call at the office. I have a list of reliable resources .

I hope you all have an enjoyable summer and if you need assistance give us a call.

Picnic in the Park: Sunday, July 6, 1 p.m.

by Kathy Arndt



Celebrate the Red, White and Blue at the annual Surf Pines picnic in our newly spruced up park on

Horizon Lane. The Community Relations Committee will provide your classic barbecue fare. We're asking participants to bring their favorite side dish to share as in salad, dessert or other picnic favorites. BYOB of choice if you desire, we will provide the pop and water. Play a game of checkers, badminton, or perhaps the egg toss. Picnic will end after a good time is had by all. This is one of our events of the year where we like having our kids of all ages participate. Everyone come and enjoy! Sunday, July 6, 1 p.m.

Surf Pines Garage Sale: Saturday, July 5

by Katie Weber



You still have time to sign up for the Surf Pines Garage Sale on July 5. Call Katie at 503-738-5986 to get your info and a sign for your yard. If you think you don't have enough items for a sale at your home then ask a neighbor to share a sale. It's a fun time and you get paid to clean out your garage. Don't forget we have

tables for rent at \$5 each, we just need them back for our Sunday Picnic in the Park.

New Directory and Owners' Guide

A huge thank-you to Bonnie Rogie and Don Kruger for their many hours of work with editing and collecting information for the new Membership Directory and Owners' Guide which will be included in your Annual Meeting Packet mailing. Thanks goes out to Katie Weber also for all her many hours of data entry.

Plan to Attend the Annual Meeting



The next Annual Meeting of the Surf Pines Association, as announced by Susan Holloway, President, is scheduled for Saturday, August 2 at 9 a.m., at the Astoria Golf and Country Club, 33445 Sunset Beach Lane. Plan to attend.

Sunset Lake

Please be sure all guests are aware of the rules for boating on Sunset Lake including the speed limit of 10 MPH set by the State of Oregon. The Clatsop County Sheriff non emergency number is: 503-325-2061. For safety's sake please report violators.

A Special Thanks to Breeze Contributors

Tim Regan, Debra Hall

Tables and Chairs Available for Rent

10 round tables seating 8-10 for \$5 each/day

100 chairs for \$1 each/day

For information and reservations call:

Katie Weber 503-738-5986

Bonnie Rogie 503-717-1003

John Gates 503-738-0637

Board and Committee Meetings

Committee meeting times are determined by the committee members to accommodate their schedules. Board meetings currently are every other month and are generally on the first Friday of the meeting month. The July meeting was held a week early because it fell on July 4. The meeting times for the Community Relations Committee are determined by the members of that committee. The Roads and Grounds Committee meets on the second Tuesday of each month. All Association members are invited to all meetings whether a member of that committee or not. Meetings are held at the Meeting House next to the south gate. Meeting times time are kept up to date by Norma Keever on the bulletin boards near each exit gate and on the Events Calendar on the website. Also feel free to call committee chairs for meeting times. Contact information can be found on the back page of the *Breeze*.

There are, perhaps, two separate questions relating to the spraying of herbicides and other horticultural chemicals. The first is – should we spray?



From the last SPA Board meeting minutes:

1. Use wood chips where feasible (beach paths & park)
2. Spray roadside shoulders to prevent deterioration
3. Spray park grounds if necessary
4. Spray beach paths if necessary

This is a very considerable amount of herbicide, both sides of seven to eight miles of roadway, plus the park and the beach paths. Two reasons have been given: control of sand spurs (park and trails), and prevent deterioration of the road edges. The roads get wider each time they are resurfaced, gravel shoulders are added plus the plan is to cut back vegetation a further ten feet. This will lead to very broad boulevards, hardly appealing in a rural community, before we even consider the impact of such a large amount of chemicals. Who says the chemicals are safe? Mostly just the manufacturers, Portland utility district is currently running a TV advert campaign to discourage the use of these very same chemicals (that can be bought in the local DIY store) as they are persistent and find their way into the aquifer.

However, I'm really writing about the second question – who decides whether to spray? There have been petitions, appeals to the Board and questions at annual meetings, but as one Board member pointed out – if it's not in the bylaws it's only advisory. There is quite a long history of petitions, opinion surveys and ad hoc committee reports being ignored. The Board has asked such a committee to look into the issue, but what it has to say on the subject does not bind the Board or Road and Grounds to any course of action. In fact the minutes of the last Roads and Grounds meeting dismiss the concerns as "a small number of residents objected to spraying program". A petition this month seemed to be getting an objection to spraying response of 80%-90% of those asked. Clearly Roads and Grounds are a little out of touch with the sentiments of the community.

Generally I'm not in favor of bylaws, but here it may make a useful point. This time though, not to limit the freedom of members, but to limit the scope of the Board. Whether you are in favor or against spraying, this will allow you to have your say each time it is proposed, and the policy won't simply go away when the Board changes each year.

I have sent this article and the bylaw proposal below to the Board of Directors to consider at their June meeting. Hopefully they will support it and bring to the membership at the annual meeting. Doing so will relieve them of pressure from both sides of a highly contentious argument. If they choose not to support it, the issue can be forced, it only takes a few dozen members to insist that it comes to a vote. So, if you think the bylaw is a good idea, send me an email at wilkin@stccmop.org (or otherwise communicate with me) and we can insist that it is the community that decides how important an issue this really is.

Suggested bylaw text:

Surf Pines Association, its officers, directors, staff or representatives, may not authorize or permit the use of, by spray or other method of application, herbicides, pesticides or other chemicals on any property owned or controlled by Surf Pines Association.

When all other options have been exhausted, by a majority vote of the Board of Directors, the membership may be asked for authorization at an Annual Meeting of members, provided:

- 1) The request for authorization must appear in the published agenda of the meeting.
 - 2) Each such use must be individually authorized specifically for time, location, area, product and method of application.
 - 3) All members of the Association must be informed of the timing and location of the authorized application of chemicals at least 72 hours in advance.
 - 4) Any member whose property abuts the area to be treated can decline to have that adjacent area treated provided they respond at least 24 hours before application is to commence and they undertake to maintain that area by alternate means.
 - 5) The area treated must remain posted and marked until the products have dissipated sufficiently for the area to be safe.
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by Don Kruger



The Roads and Grounds has been busy during the past six months. Items such as planning this year's pavement repair/repaving, park restoration, gate enhancement, building repairs, and an invasive species control/herbicide program have kept us busy.

Pavement Repair/Repaving

The repaving project consists of 2150 feet of south Ocean Drive and involves a redesign of the corner at the bottom of the hill. The bid proposals were sent out the last week of May with a closing date of Jun 25. By the time you read this, a contractor will have been selected and timing of the project discussed. Weather is always one of the determining factors. Small repair projects such as increasing the width of the approach to Pine Ridge Lane and adding curbs at various locations to control water runoff have been completed.

Park Restoration

Park restoration was initiated because it was unusable due to the large infestation sand burrs. In late October the sand burrs were killed, the park was rototilled, fertilized, and grass planted. This spring it was re-seeded and fertilized again. Committee volunteers then spread bark chips on the parking lot and built paths to the picnic area. Planter boxes that were previously located at the south gate were moved and planted with flowers. Discussion is now underway concerning addition of an automatic watering system.

Gate Enhancement

Signs covering the metal gate boxes have been designed and purchased. The signs are made of cedar with the design routed and painted. The entrance side of gate has states "Surf Pines – Welcome" in white painted letters. The exit side has the Surf Pines logo which is painted in green, black, and yellow. The project is now complete.

Building Repairs

The Meeting House and the caretaker home sustained damage from water inundation that occurred over a period of time. A contractor was hired to determine the extent of the damage and provide estimates. With the estimates in hand, our insurance agent was contacted and it was determined that the contractors' insurance companies should be contacted. Adjusters have seen the damage and settlements are being calculated. The Board has decided to proceed with the building repairs and a contractor has been hired.



Invasive species control and herbicide program

Approximately two and a half years ago, it was determined that weeds along the roadsides needed to be controlled and eliminated, particularly where we spent a lot of money improving the shoulders. It was determined that there were no licensed professionals in the local area and that John Gates did not have the necessary knowledge to tackle the problem. Through many lengthy discussions, the Board and the Committee decided to send John to school for the education to set up and operate a program that was safe for him as the applicator and the community in general. The program was scheduled to begin mid-May as the weather would permit, however, a small group of residents protested and treatment was put on hold. As a result, an ad hoc committee was formed to research options and develop viable solutions.

Clatsop Plains Butterfly Habitat Restoration

by Art Limbird



The North Coast Land Conservancy [NCLC] owns, manages, or holds in trust more than 2,000 acres in Northwest Oregon. These lands include six sites in the Clatsop Plains where there is an ongoing study aimed at restoring the coastal prairie habitat of the endangered Silverspot Butterfly. Three of these sites are located in Surf Pines. 'Surf Pines Prairie' is the land referred to by Randall Henderson in the last Breeze "Land Conservation in Surf Pines". It is a 5-acre property consisting of coastal prairie, Neacoxie Creek, and associated wetlands. 'Neacoxie Estates' is a 5-acre property east of the homes on Neacoxie Court consisting of coastal prairie with distinct wetlands bordering on Neacoxie Creek. 'Silverspot Meadows' is a 1.2-acre property of remnant coastal prairie adjacent to Manion Drive and the Silverspot Meadows homes near the north gate in Surf Pines.

The other three sites are 'Neacoxie Forest' a forty acre property of pasture, forested Sitka spruce dune, Neacoxie Creek, and associated wetlands within the confines of the Reserves of Gearhart – east of the split rail fence along the east edge of this residential community; 'Pinehurst' a five acre native coastal prairie property just east of the entrance to the Pinehurst gated community; and 'Reed Ranch' a 100 acre property of fallow pastureland, inter-dune wetlands, small remnant patches of coastal prairie, and shoreline of Neacoxie [Sunset] Lake directly east of Surf Pines.

In 2011, I was the first monitor for the NCLC. Since then, volunteer monitors have expanded the coverage to more than 50% of the NCLC associated properties. For me, the Clatsop Plains sites are significant because they are being considered as part of a five year project of habitat restoration for the Silverspot Butterfly. Over the past four years, I have monitored these six properties three times per year for the NCLC looking for the presence of invasive plants such as Scotch broom, Tansy ragwort, Oxeyed daisy, and other 'weeds' that inhibit the growth of beneficial coastal prairie plants. The monitoring also documents the success of the beneficial plants, especially nectar flowers such as buttercup, yarrow, beach tansy, chocolate lily, and blue star grass. These nectar-bearing plants will provide food for the mature Silverspot Butterflies when they are re-introduced to these sites. However, the most important plant to the success of the re-introduction of the Silverspot Butterfly is the Early Blue Violet the leaves of which provide the only food for the choosy Silverspot caterpillar!

As part of the potential restoration, I have used my soil science background experience to sample and characterize the associated soils of the Clatsop Plains sites. The best sites for restoration have weakly developed soils enriched near the surface by organic matter from the decomposition of the prairie grasses and related plants. These soils are found on the more recent sand dunes closer to the coast. These soil sites are less than 300 years old. The less well-suited sites have a more deeply developed surface horizon greatly enriched by a much larger supply of organic matter creating ten to twelve inches of near black soil. Below this horizon is a reddish subsoil horizon colored by the oxidation of minerals – especially iron. These soils are found on much older, stabilized dunes farther from the coast [generally east of Neacoxie Lake and Neacoxie Creek and farther east]. These soil sites are more than 1000 years old.

The Institute of Applied Ecology [IAE] from Corvallis is leading the effort to find the best ways to enhance or alter the existing plant communities to allow the Early Blue Violet and associated coastal prairie plants necessary for the butterfly. They are looking at removal of existing plants, using herbicides to eliminate the grasses and other plants that have taken over on older landscapes; deep plowing to mix the thick organic rich surface to a greater depth in order to bring different soil to the surface; and/or the removal of the organic rich topsoil to expose a deeper soil layer. Three of the Clatsop Plains properties that I monitor are part of the IAE project – Neacoxie Forest, Reed Ranch, and Surf Pines Prairie – the site just north of the south gate of Surf Pines and the one described so well by Randall. So, keep on the lookout for people with clipboards, surveyor flags, and sample bags in that field which now is almost free of Scotch broom and on the way to being a restored coastal prairie. Then, watch for the Silverspots in a few years!



WELCOME TO SURF PINES

Information for our guests
to enhance your visit and keep
Surf Pines a desirable residential
community

The posted speed limit in Surf Pines is 25 MPH or less.

Dogs must be on leash or under voice control at all times. Please clean up after your dog.

Hunting, shooting and fireworks are prohibited in Surf Pines. Fires are allowed on the beach but never leave a fire burning. Follow the dictates of the home owner about small permitted recreational fires in fire pits.

Surf Pines maintains six public paths for your use to walk to the beach. They are numbered on sign posts at six Ocean Drive access points and the matching numbers of reflectors are mounted on 4X4 posts at the beach access points. The home owner should provide a trail map. If information about the trails is not available to you, please contact Surf Pines Security, below.

Do not trespass onto private property.

Cars need to be parked in the driveway of the home you are visiting. The roads in Surf Pines are too narrow for road parking. It is recommended that you lock your auto when it is left unattended.

Tsunami warning: If you feel an earthquake so strong you may not be able to stand, IMMEDIATELY and quickly move to high ground on Manion or SeaBreeze. Do not go toward the ocean. Wait for an "all clear" before returning home.

Please ask your homeowner for direction about disposing of garbage and putting out the garbage cans for Friday pick-up.

Contact the homeowner with questions. For all emergencies – call 911.
John Gates, Surf Pines Security – House: 503 738-0637 Cell: 503 298-7911.

We hope you enjoy your visit to our community.

Use Fireworks Elsewhere Not in Surf Pines

The association's policy regarding fireworks is stated in the *Owners' Guide*: To reduce the risk to residents and property presented by fireworks, the use of fireworks of any kind, including firecrackers, is prohibited in Surf Pines, except on the public beach, where state laws are strictly enforced by the Clatsop County Sheriff and the Oregon State Police. If either a resident or a guest seems unaware of the policy, then inform that person of it.

Fire Season No Burning Without a Permit

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As the *Breeze* went to press, no date had been set for fire season to begin but was expected no later than July 1, 2014. During fire season, which usually extends from July through October, burning is restricted because of the risk of wildfire. Open burning and burning in a pile are banned during fire season. Burning in a barrel and all types of home campfires are allowed only with a permit. For more information, call the local office of the Department of Forestry at 503-325-5451.

Surf Pines Association

Board

President	Susan Holloway	3619 SE Francis St Portland OR 97202	706-5860	susan.holloway@comcast.net
Vice-President	Norman Tutton	89509 Manion Dr	717-0958	tuttonbeach@gmail.com
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Administration

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The Surf Pines Breeze is a quarterly publication of The Surf Pines Association
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Members are invited to contribute articles. Contact Jeff Hall at breeze@surfpines.org.